

**LEGAL DESCRIPTION  
CHANGE OF ZONE  
FROM "R-4" TO "R-3"**

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 32 I.T., A PORTION OF LOT 27 I.T., AND A PORTION OF OUTLOT "A" PINE LAKE HEIGHTS SOUTH 3<sup>RD</sup> ADDITION, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6<sup>TH</sup> P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE ON AN ASSUMED BEARING OF NORTH 88 DEGREES 45 MINUTES 30 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,051.06 FEET TO A POINT, THENCE NORTH 01 DEGREES 14 MINUTES 30 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 32 I.T., SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE NORTH 01 DEGREES 14 MINUTES 30 SECONDS WEST, A DISTANCE OF 785.00 FEET TO A POINT, THENCE NORTH 45 DEGREES 49 MINUTES 13 SECONDS WEST, A DISTANCE OF 499.85 FEET TO A POINT, THENCE NORTH 60 DEGREES 06 MINUTES 46 SECONDS EAST, A DISTANCE OF 261.17 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 525.00 FEET, ARC LENGTH OF 663.12 FEET, DELTA ANGLE OF 72 DEGREES 22 MINUTES 10 SECONDS, A CHORD BEARING OF SOUTH 83 DEGREES 42 MINUTES 09 SECONDS EAST, AND A CHORD LENGTH OF 619.91 FEET TO A POINT OF TANGENCY, THENCE SOUTH 47 DEGREES 31 MINUTES 04 SECONDS EAST, A DISTANCE OF 584.82 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 575.00 FEET, ARC LENGTH OF 216.32 FEET, DELTA ANGLE OF 21 DEGREES 33 MINUTES 18 SECONDS, A CHORD BEARING OF SOUTH 58 DEGREES 17 MINUTES 44 SECONDS EAST, AND A CHORD LENGTH OF 215.05 FEET TO A POINT, THENCE SOUTH 20 DEGREES 55 MINUTES 37 SECONDS WEST, A DISTANCE OF 130.25 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 600.00 FEET, ARC LENGTH OF 232.15 FEET, DELTA ANGLE OF 22 DEGREES 10 MINUTES 07 SECONDS, A CHORD BEARING OF SOUTH 09 DEGREES 50 MINUTES 34 SECONDS WEST, AND A CHORD LENGTH OF 230.70 FEET TO A POINT OF TANGENCY, THENCE SOUTH 01 DEGREES 14 MINUTES 30 SECONDS EAST, A DISTANCE OF 316.72 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 32 I.T., THENCE SOUTH 88 DEGREES 45 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 32 I.T., SAID LINE BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,002.51 FEET TO

THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA  
OF 1,227,711.20 SQUARE FEET OR 28.18 ACRES, MORE OR LESS.

NOVEMBER 27, 2001 (12:15PM)  
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**LEGAL DESCRIPTION  
CHANGE OF ZONE  
FROM "B-2" TO "R-3"**

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 32 I.T., AND A PORTION OF OUTLOT "A" PINE LAKE HEIGHTS SOUTH 3<sup>RD</sup> ADDITION, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6<sup>TH</sup> P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SOUTHWEST CORNER OF SAID LOT 32 I.T., SAID POINT BEING 50.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER, AND THE TRUE POINT OF BEGINNING, THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 02 MINUTES 08 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 32 I.T., AND THE WEST LINE OF SAID OUTLOT "A", SAID LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 891.34 FEET TO A POINT, THENCE NORTH 89 DEGREES 57 MINUTES 52 SECONDS EAST, A DISTANCE OF 66.98 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 750.00 FEET, ARC LENGTH OF 390.76 FEET, DELTA ANGLE OF 29 DEGREES 51 MINUTES 06 SECONDS, A CHORD BEARING OF NORTH 75 DEGREES 02 MINUTES 19 SECONDS EAST, AND A CHORD LENGTH OF 386.35 FEET TO A POINT OF TANGENCY, THENCE NORTH 60 DEGREES 06 MINUTES 46 SECONDS EAST, A DISTANCE OF 212.95 FEET TO A POINT, THENCE SOUTH 45 DEGREES 49 MINUTES 13 SECONDS EAST, A DISTANCE OF 499.85 FEET TO A POINT, THENCE SOUTH 01 DEGREES 14 MINUTES 30 SECONDS EAST, A DISTANCE OF 785.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 32 I.T., THENCE SOUTH 88 DEGREES 45 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 32 I.T., SAID LINE BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 942.41 FEET TO A SOUTHWEST CORNER OF SAID LOT 32 I.T., THENCE NORTH 01 DEGREES 14 MINUTES 30 SECONDS WEST ALONG A WEST LINE OF SAID LOT 32 I.T., A DISTANCE OF 10.00 FEET TO A SOUTH CORNER OF SAID LOT 32 I.T., THENCE SOUTH 88 DEGREES 45 MINUTES 30 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 32 I.T., A DISTANCE OF 22.38 FEET TO A SOUTHWEST CORNER OF SAID LOT 32 I.T., THENCE NORTH 45 DEGREES 38 MINUTES 19 SECONDS WEST ALONG A SOUTHWEST LINE OF SAID LOT 32 I.T., A DISTANCE OF 34.98 FEET TO A SOUTHWEST CORNER OF SAID LOT 32 I.T., THENCE NORTH 00 DEGREES 02 MINUTES 09 SECONDS WEST ALONG A WEST LINE OF SAID LOT 32 I.T., A DISTANCE OF 22.38 FEET TO A WEST CORNER OF SAID LOT 32 I.T., THENCE SOUTH 89 DEGREES 57 MINUTES 51 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 32 I.T., A

DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING, SAID TRACT  
CONTAINS A CALCULATED AREA OF 979,386.63 SQUARE FEET OR 22.48  
ACRES, MORE OR LESS.

NOVEMBER 27, 2001 (12:12PM)  
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**LEGAL DESCRIPTION  
CHANGE OF ZONE  
FROM "B-2" TO "R-3"**

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 31 I.T., LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6<sup>TH</sup> P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 31 I.T., SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ON AN ASSUMED BEARING OF NORTH 88 DEGREES 05 MINUTES 40 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 31 I.T., SAID LINE BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 638.42 FEET TO A POINT, THENCE NORTH 01 DEGREES 54 MINUTES 20 SECONDS EAST, A DISTANCE OF 501.85 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 600.00 FEET, ARC LENGTH OF 185.24 FEET, DELTA ANGLE OF 17 DEGREES 41 MINUTES 20 SECONDS, A CHORD BEARING OF NORTH 06 DEGREES 56 MINUTES 20 SECONDS WEST, AND A CHORD LENGTH OF 184.50 FEET TO A POINT OF TANGENCY, THENCE NORTH 15 DEGREES 47 MINUTES 00 SECONDS WEST, A DISTANCE OF 309.02 FEET TO A POINT, THENCE NORTH 64 DEGREES 13 MINUTES 00 SECONDS EAST, A DISTANCE OF 104.81 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 750.00 FEET, ARC LENGTH OF 338.73 FEET, DELTA ANGLE OF 25 DEGREES 52 MINUTES 36 SECONDS, A CHORD BEARING OF NORTH 77 DEGREES 09 MINUTES 18 SECONDS EAST, AND A CHORD LENGTH OF 335.85 FEET TO A POINT OF TANGENCY, THENCE SOUTH 89 DEGREES 54 MINUTES 24 SECONDS EAST, A DISTANCE OF 311.29 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 31 I.T., THENCE SOUTH 00 DEGREES 45 MINUTES 57 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 31 I.T., A DISTANCE OF 427.34 FEET TO A POINT, THENCE SOUTH 00 DEGREES 05 MINUTES 36 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 31 I.T., A DISTANCE OF 499.63 FEET TO A POINT, THENCE SOUTH 03 DEGREES 00 MINUTES 43 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 31 I.T., A DISTANCE OF 196.41 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 721,664.99 SQUARE FEET OR 16.57 ACRES MORE OR LESS.

**LEGAL DESCRIPTION  
CHANGE OF ZONE  
FROM "B-2" TO "R-3"**

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 31 I..T., LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6<sup>TH</sup> P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE ON AN ASSUMED NORTH 88 DEGREES 05 MINUTES 40 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,367.72 FEET TO A POINT, THENCE NORTH 01 DEGREES 54 MINUTES 20 SECONDS EAST, A DISTANCE OF 591.25 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 150.00 FEET, ARC LENGTH OF 253.66 FEET, DELTA ANGLE OF 96 DEGREES 53 MINUTES 32 SECONDS, A CHORD BEARING OF NORTH 49 DEGREES 38 MINUTES 42 SECONDS WEST, AND A CHORD LENGTH OF 224.50 FEET TO A POINT OF TANGENCY, THENCE NORTH 01 DEGREES 11 MINUTES 56 SECONDS WEST, A DISTANCE OF 40.97 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 1,200.00 FEET, ARC LENGTH OF 425.53 FEET, DELTA ANGLE OF 20 DEGREES 19 MINUTES 02 SECONDS, A CHORD BEARING OF NORTH 78 DEGREES 38 MINUTES 33 SECONDS EAST, AND A CHORD LENGTH OF 423.30 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 306.47 FEET, ARC LENGTH OF 329.97 FEET, DELTA ANGLE OF 61 DEGREES 41 MINUTES 22 SECONDS, A CHORD BEARING OF NORTH 57 DEGREES 15 MINUTES 00 SECONDS WEST, AND A CHORD LENGTH OF 314.26 FEET TO A POINT, THENCE NORTH 88 DEGREES 05 MINUTES 40 SECONDS WEST, A DISTANCE OF 597.87 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 750.00 FEET, ARC LENGTH OF 407.43 FEET, DELTA ANGLE OF 31 DEGREES 07 MINUTES 31 SECONDS, A CHORD BEARING OF SOUTH 76 DEGREES 20 MINUTES 34 SECONDS WEST, AND A CHORD LENGTH OF 402.44 FEET TO A POINT OF TANGENCY, THENCE SOUTH 60 DEGREES 46 MINUTES 49 SECONDS WEST, A DISTANCE OF 4.98 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 313.05 FEET, ARC LENGTH OF 319.60 FEET, DELTA ANGLE OF 58 DEGREES 29 MINUTES 40 SECONDS, A CHORD BEARING OF SOUTH 58 DEGREES 50 MINUTES 50 SECONDS EAST, AND A CHORD LENGTH OF 305.90 FEET TO A POINT OF TANGENCY, THENCE SOUTH 88 DEGREES 05 MINUTES 40 SECONDS EAST, A DISTANCE OF 114.73 FEET TO A POINT, THENCE SOUTH 01 DEGREES 54 MINUTES 20 SECONDS WEST, A DISTANCE OF

48.28 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 150.00 FEET, ARC LENGTH OF 250.21 FEET, DELTA ANGLE OF 95 DEGREES 34 MINUTES 29 SECONDS, A CHORD BEARING OF SOUTH 49 DEGREES 41 MINUTES 34 SECONDS WEST, AND A CHORD LENGTH OF 222.20 FEET TO A POINT OF COMPOUND CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 513.05 FEET, ARC LENGTH OF 475.19 FEET, DELTA ANGLE OF 53 DEGREES 04 MINUTES 05 SECONDS, A CHORD BEARING OF NORTH 55 DEGREES 59 MINUTES 09 SECONDS WEST, AND A CHORD LENGTH OF 458.39 FEET TO A POINT OF COMPOUND CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 200.00 FEET, ARC LENGTH OF 323.03 FEET, DELTA ANGLE OF 92 DEGREES 32 MINUTES 26 SECONDS, A CHORD BEARING OF NORTH 16 DEGREES 49 MINUTES 06 SECONDS EAST, AND A CHORD LENGTH OF 289.04 FEET TO A POINT OF TANGENCY, THENCE NORTH 63 DEGREES 05 MINUTES 19 SECONDS EAST, A DISTANCE OF 35.22 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 950.00 FEET, ARC LENGTH OF 477.80 FEET, DELTA ANGLE OF 28 DEGREES 49 MINUTES 00 SECONDS, A CHORD BEARING OF NORTH 77 DEGREES 29 MINUTES 49 SECONDS EAST, AND A CHORD LENGTH OF 472.78 FEET TO A POINT OF TANGENCY, THENCE SOUTH 88 DEGREES 05 MINUTES 40 SECONDS EAST, A DISTANCE OF 597.87 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 506.47 FEET, ARC LENGTH OF 316.95 FEET, DELTA ANGLE OF 35 DEGREES 51 MINUTES 21 SECONDS, A CHORD BEARING OF SOUTH 70 DEGREES 10 MINUTES 00 SECONDS EAST, AND A CHORD LENGTH OF 311.80 FEET TO A POINT OF COMPOUND CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 506.47 FEET, ARC LENGTH OF 228.36 FEET, DELTA ANGLE OF 25 DEGREES 50 MINUTES 01 SECONDS, A CHORD BEARING OF SOUTH 39 DEGREES 19 MINUTES 19 SECONDS EAST, AND A CHORD LENGTH OF 226.43 FEET TO A POINT OF COMPOUND CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 200.00 FEET, ARC LENGTH OF 331.22 FEET, DELTA ANGLE OF 94 DEGREES 53 MINUTES 20 SECONDS, A CHORD BEARING OF SOUTH 21 DEGREES 02 MINUTES 21 SECONDS WEST, AND A CHORD LENGTH OF 294.65 FEET TO A POINT OF COMPOUND CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 1,400.00 FEET, ARC LENGTH OF 328.04 FEET, DELTA ANGLE OF 13 DEGREES 25 MINUTES 31 SECONDS, A CHORD BEARING OF SOUTH 75 DEGREES 11 MINUTES 47 SECONDS WEST, AND A CHORD LENGTH OF 327.29 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 553,916.57 SQUARE FEET OR 12.72 ACRES, MORE OR LESS.



**Change of Zone #3298  
Pine Lake Heights South 4th Add.  
27th & Yankee Hill Rd.**



Photograph Date: 1999





**LEGAL DESCRIPTION  
CHANGE OF ZONE  
FROM "R-3" TO "O-3"**

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 31 I.T., AND A PORTION OF OUTLOT "G" PINE LAKE HEIGHTS 11<sup>TH</sup> ADDITION, ALL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6<sup>TH</sup> P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 05 MINUTES 36 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,159.97 FEET TO A POINT, THENCE NORTH 89 DEGREES 56 MINUTES 24 SECONDS WEST, A DISTANCE OF 56.18 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF LOT 31 I.T., SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE NORTH 89 DEGREES 56 MINUTES 23 SECONDS WEST, A DISTANCE OF 108.39 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 1,400.00 FEET, ARC LENGTH OF 568.50 FEET, DELTA ANGLE OF 23 DEGREES 15 MINUTES 59 SECONDS, A CHORD BEARING OF SOUTH 78 DEGREES 25 MINUTES 38 SECONDS WEST, AND A CHORD LENGTH OF 564.61 FEET TO A POINT, THENCE NORTH 24 DEGREES 48 MINUTES 18 SECONDS WEST, A DISTANCE OF 373.19 FEET TO A POINT, THENCE NORTH 07 DEGREES 32 MINUTES 19 SECONDS WEST, A DISTANCE OF 114.49 FEET TO A POINT, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 354.29 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID LOT 31 I.T., THENCE NORTH 08 DEGREES 55 MINUTES 27 SECONDS EAST, A DISTANCE OF 113.38 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF OUTLOT "G" PINE LAKE HEIGHTS 11<sup>TH</sup> ADDITION, THENCE NORTH 81 DEGREES 48 MINUTES 02 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "G", A DISTANCE OF 176.57 FEET TO A POINT, THENCE NORTH 85 DEGREES 36 MINUTES 54 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "G", A DISTANCE OF 68.50 FEET TO A POINT, THENCE SOUTH 89 DEGREES 36 MINUTES 14 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "G", A DISTANCE OF 79.99 FEET TO A POINT, THENCE SOUTH 89 DEGREES 20 MINUTES 42 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "G", A DISTANCE OF 139.99 FEET TO A POINT, THENCE SOUTH 79 DEGREES 04 MINUTES 53 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "G", A DISTANCE OF 62.04 FEET TO A POINT, THENCE SOUTH 89 DEGREES 35 MINUTES 16 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "G", A DISTANCE OF 281.09 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "G", THENCE

SOUTH 00 DEGREES 05 MINUTES 36 SECONDS WEST ALONG THE EAST LINE OF SAID OUTLOT "G", A DISTANCE OF 32.15 FEET TO A POINT, THENCE SOUTH 00 DEGREES 46 MINUTES 15 SECONDS EAST ALONG A EAST LINE OF SAID OUTLOT "G", A DISTANCE OF 120.07 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "G", SAID POINT BEING THE NORTHEAST CORNER OF LOT 31 I.T., THENCE SOUTH 00 DEGREES 45 MINUTES 55 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 31 I.T., A DISTANCE OF 667.74 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 689,326.97 SQUARE FEET OR 15.82 ACRES, MORE OR LESS.

November 28, 2001 (10:19AM)

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**LEGAL DESCRIPTION  
CHANGE OF ZONE  
FROM "R-3" TO "R-4"**

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 31 I.T., A PORTION OF LOT 32 I.T., AND A PORTION OF LOT 27 I.T., ALL LOCATED IN THE SOUTH HALF OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6<sup>TH</sup> P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19, THENCE ON AN ASSUMED BEARING OF NORTH 88 DEGREES 05 MINUTES 40 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,072.52 FEET TO A POINT, THENCE NORTH 01 DEGREES 54 MINUTES 02 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 31 I.T., SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE NORTH 88 DEGREES 05 MINUTES 40 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 31 I.T., SAID LINE BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,571.14 FEET TO THE SOUTHWEST CORNER OF SAID LOT 31 I.T., THENCE SOUTH 88 DEGREES 45 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF LOT 32 I.T., SAID LINE BEING 50.00 NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 149.04 FEET TO A POINT, THENCE NORTH 01 DEGREES 14 MINUTES 30 SECONDS WEST, A DISTANCE OF 325.64 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 400.00 FEET, ARC LENGTH OF 176.25 FEET, DELTA ANGLE OF 25 DEGREES 14 MINUTES 48 SECONDS, A CHORD BEARING OF NORTH 13 DEGREES 51 MINUTES 54 SECONDS WEST, AND A CHORD LENGTH OF 174.83 FEET TO A POINT, THENCE NORTH 63 DEGREES 30 MINUTES 43 SECONDS EAST, A DISTANCE OF 99.17 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 450.00 FEET, ARC LENGTH OF 222.65 FEET, DELTA ANGLE OF 28 DEGREES 20 MINUTES 56 SECONDS, A CHORD BEARING OF NORTH 77 DEGREES 41 MINUTES 11 SECONDS EAST, AND A CHORD LENGTH OF 220.39 FEET TO A POINT OF TANGENCY, THENCE SOUTH 88 DEGREES 08 MINUTES 21 SECONDS EAST, A DISTANCE OF 420.00 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 400.00 FEET, ARC LENGTH OF 248.99 FEET, DELTA ANGLE OF 35 DEGREES 39 MINUTES 57 SECONDS, A CHORD BEARING OF NORTH 74 DEGREES 01 MINUTES 40 SECONDS EAST, AND A CHORD LENGTH OF 244.99 FEET TO A POINT OF TANGENCY, THENCE NORTH 56 DEGREES 11 MINUTES 42 SECONDS EAST, A DISTANCE OF 174.60 FEET TO A POINT, THENCE SOUTH 23

DEGREES 48 MINUTES 18 SECONDS EAST, A DISTANCE OF 19.95 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 200.00 FEET, ARC LENGTH OF 224.41 FEET, DELTA ANGLE OF 64 DEGREES 17 MINUTES 22 SECONDS, A CHORD BEARING OF SOUTH 55 DEGREES 56 MINUTES 59 SECONDS EAST, AND A CHORD LENGTH OF 212.82 FEET TO A POINT OF TANGENCY, THENCE SOUTH 88 DEGREES 05 MINUTES 40 SECONDS EAST, A DISTANCE OF 500.68 FEET TO A POINT, THENCE SOUTH 01 DEGREES 54 MINUTES 20 SECONDS WEST, A DISTANCE OF 632.75 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 1,076,652.81 SQUARE FEET OR 24.72 ACRES, MORE OR LESS.

November 28, 2001 (10:47AM)  
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**LEGAL DESCRIPTION  
CHANGE OF ZONE  
FROM "R-3" TO "B-2"**

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 32 I.T., AND A PORTION OF OUTLOT "A" PINE LAKE HEIGHTS SOUTH 3<sup>RD</sup> ADDITION, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6<sup>TH</sup> P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SOUTHWEST CORNER OF SAID LOT 32 I.T., SAID POINT BEING 50.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 02 MINUTES 08 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 32 I.T., AND THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 882.13 FEET TO A POINT, THENCE NORTH 89 DEGREES 57 MINUTES 52 SECONDS EAST, A DISTANCE OF 450.83 FEET TO A POINT, THENCE SOUTH 00 DEGREES 02 MINUTES 08 SECONDS EAST, A DISTANCE OF 60.15 FEET TO A POINT, THENCE NORTH 89 DEGREES 57 MINUTES 52 SECONDS EAST, A DISTANCE OF 169.83 FEET TO A POINT, THENCE SOUTH 45 DEGREES 31 MINUTES 50 SECONDS EAST, A DISTANCE OF 63.92 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 150.00 FEET, ARC LENGTH OF 54.56 FEET, DELTA ANGLE OF 20 DEGREES 50 MINUTES 27 SECONDS, A CHORD BEARING OF SOUTH 35 DEGREES 06 MINUTES 36 SECONDS EAST, AND A CHORD LENGTH OF 54.26 FEET TO A POINT, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 300.00 FEET, ARC LENGTH OF 65.56 FEET, DELTA ANGLE OF 12 DEGREES 31 MINUTES 18 SECONDS, A CHORD BEARING OF NORTH 83 DEGREES 21 MINUTES 40 SECONDS EAST, AND A CHORD LENGTH OF 65.43 FEET TO A POINT OF TANGENCY, THENCE NORTH 89 DEGREES 37 MINUTES 19 SECONDS EAST, A DISTANCE OF 125.15 FEET TO A POINT, THENCE NORTH 00 DEGREES 22 MINUTES 41 SECONDS WEST, A DISTANCE OF 63.10 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 200.00 FEET, ARC LENGTH OF 72.98 FEET, DELTA ANGLE OF 20 DEGREES 54 MINUTES 28 SECONDS, A CHORD BEARING OF NORTH 10 DEGREES 04 MINUTES 34 SECONDS EAST, AND A CHORD LENGTH OF 72.58 FEET TO A POINT OF TANGENCY, THENCE NORTH 20 DEGREES 31 MINUTES 48 SECONDS EAST, A DISTANCE OF 51.31 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 800.00 FEET, ARC LENGTH OF 291.13 FEET, DELTA ANGLE OF 20 DEGREES 51

MINUTES 01 SECONDS, A CHORD BEARING OF SOUTH 79 DEGREES 53 MINUTES 43 SECONDS EAST, AND A CHORD LENGTH OF 289.52 FEET TO A POINT, THENCE SOUTH 00 DEGREES 48 MINUTES 05 SECONDS EAST, A DISTANCE OF 904.75 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 32 I.T., THENCE SOUTH 88 DEGREES 45 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 32 I.T., SAID LINE BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,157.73 FEET TO A SOUTHWEST CORNER OF SAID LOT 32 I.T., THENCE NORTH 01 DEGREES 14 MINUTES 30 SECONDS WEST ALONG A WEST LINE OF SAID LOT 32 I.T., A DISTANCE OF 10.00 FEET TO A SOUTH CORNER OF SAID LOT 32 I.T., THENCE SOUTH 88 DEGREES 45 MINUTES 30 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 32 I.T., A DISTANCE OF 22.38 FEET TO A SOUTHWEST CORNER OF SAID LOT 32 I.T., THENCE NORTH 45 DEGREES 38 MINUTES 19 SECONDS WEST ALONG A SOUTHWEST LINE OF SAID LOT 32 I.T., A DISTANCE OF 34.98 FEET TO A SOUTHWEST CORNER OF SAID LOT 32 I.T., THENCE NORTH 00 DEGREES 02 MINUTES 09 SECONDS WEST, ALONG A WEST LINE OF SAID LOT 32 I.T., A DISTANCE OF 22.38 FEET TO A SOUTH CORNER OF SAID LOT 32 I.T., THENCE SOUTH 89 DEGREES 57 MINUTES 51 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 32 I.T., A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 1,076,366.56 SQUARE FEET OR 24.71 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION  
CHANGE OF ZONE  
FROM "R-3" TO "R-4"**

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 32 I.T., A PORTION OF LOT 27 I.T., AND A PORTION OF OUTLOT OUTLOT "A" PINE LAKE HEIGHTS SOUTH 3<sup>RD</sup> ADDITION, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6<sup>TH</sup> P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE ON AN ASSUMED BEARING OF NORTH 88 DEGREES 45 MINUTES 30 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,266.38 FEET TO A POINT, THENCE NORTH 01 DEGREES 14 MINUTES 30 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 32 I.T., SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 48 MINUTES 05 SECONDS WEST, A DISTANCE OF 904.75 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 800.00 FEET, ARC LENGTH OF 203.31 FEET, DELTA ANGLE OF 14 DEGREES 33 MINUTES 40 SECONDS, A CHORD BEARING OF NORTH 82 DEGREES 23 MINUTES 57 SECONDS EAST, AND A CHORD LENGTH OF 202.76 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 500.00 FEET, ARC LENGTH OF 328.00 FEET, DELTA ANGLE OF 37 DEGREES 35 MINUTES 09 SECONDS, A CHORD BEARING OF SOUTH 86 DEGREES 05 MINUTES 19 SECONDS EAST, AND A CHORD LENGTH OF 322.15 FEET TO A POINT OF TANGENCY, THENCE SOUTH 67 DEGREES 17 MINUTES 45 SECONDS EAST, A DISTANCE OF 62.22 FEET TO A POINT, THENCE SOUTH 22 DEGREES 42 MINUTES 15 SECONDS WEST, A DISTANCE OF 501.42 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 800.00 FEET, ARC LENGTH OF 334.35 FEET, DELTA ANGLE OF 23 DEGREES 56 MINUTES 45 SECONDS, A CHORD BEARING OF SOUTH 10 DEGREES 43 MINUTES 53 SECONDS WEST, AND A CHORD LENGTH OF 331.92 FEET TO A POINT OF TANGENCY, THENCE SOUTH 01 DEGREES 14 MINUTES 30 SECONDS EAST, A DISTANCE OF 90.03 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 32 I.T., THENCE SOUTH 88 DEGREES 45 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 32 I.T., SAID LINE BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 313.81 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 383,533.59 SQUARE FEET OR 8.80 ACRES, MORE OR LESS.



**LEGAL DESCRIPTION  
CHANGE OF ZONE  
FROM "R-3" TO "B-2"**

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 31 I.T., LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6<sup>TH</sup> P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 31 I.T., SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ON AN ASSUMED BEARING OF NORTH 88 DEGREES 05 MINUTES 40 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 31 I.T., SAID LINE BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,010.91 FEET TO A POINT, THENCE NORTH 01 DEGREES 54 MINUTES 20 SECONDS EAST, A DISTANCE OF 632.75 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 290.00 FEET, ARC LENGTH OF 320.34 FEET, DELTA ANGLE OF 63 DEGREES 17 MINUTES 22 SECONDS, A CHORD BEARING OF NORTH 33 DEGREES 33 MINUTES 01 SECONDS EAST, AND A CHORD LENGTH OF 304.30 FEET TO A POINT OF TANGENCY, THENCE NORTH 65 DEGREES 22 MINUTES 33 SECONDS EAST, A DISTANCE OF 146.94 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 1,400.00 FEET, ARC LENGTH OF 603.16 FEET, DELTA ANGLE OF 24 DEGREES 41 MINUTES 04 SECONDS, A CHORD BEARING OF NORTH 77 DEGREES 43 MINUTES 05 SECONDS EAST, AND A CHORD LENGTH OF 598.50 FEET TO A POINT OF TANGENCY, THENCE SOUTH 89 DEGREES 56 MINUTES 23 SECONDS EAST, A DISTANCE OF 108.39 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 31 I.T., THENCE SOUTH 00 DEGREES 45 MINUTES 55 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 31 I.T., A DISTANCE OF 412.30 FEET TO A POINT, THENCE SOUTH 00 DEGREES 05 MINUTES 36 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 31 I.T., A DISTANCE OF 499.63 FEET TO A POINT, THENCE SOUTH 03 DEGREES 00 MINUTES 43 SECONDS WEST ALONG A EAST LINE OF SAID LOT 31 I.T., A DISTANCE OF 196.41 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 1,006,982.61 SQUARE FEET OR 23.12 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION  
CHANGE OF ZONE  
FROM "R-3" TO "O-3"**

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 32 I.T., AND A PORTION OF OUTLOT "A" PINE LAKE HEIGHTS SOUTH 3<sup>RD</sup> ADDITION, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6<sup>TH</sup> P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID OUTLOT "A", SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 57 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 274.56 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 1,540.00 FEET, ARC LENGTH OF 169.87 FEET, DELTA ANGLE OF 06 DEGREES 19 MINUTES 11 SECONDS, A CHORD BEARING OF NORTH 86 DEGREES 48 MINUTES 16 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", AND A CHORD LENGTH OF 169.78 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 300.00 FEET, ARC LENGTH OF 144.61 FEET, DELTA ANGLE OF 27 DEGREES 37 MINUTES 10 SECONDS, A CHORD BEARING OF SOUTH 50 DEGREES 06 MINUTES 16 SECONDS EAST, AND A CHORD LENGTH OF 143.22 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 800.00 FEET, ARC LENGTH OF 463.21 FEET, DELTA ANGLE OF 33 DEGREES 10 MINUTES 31 SECONDS, A CHORD BEARING OF SOUTH 52 DEGREES 52 MINUTES 57 SECONDS EAST, AND A CHORD LENGTH OF 456.77 FEET TO A POINT, THENCE SOUTH 20 DEGREES 31 MINUTES 48 SECONDS WEST, A DISTANCE OF 51.31 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 200.00 FEET, ARC LENGTH OF 72.98 FEET, DELTA ANGLE OF 20 DEGREES 54 MINUTES 28 SECONDS, A CHORD BEARING OF SOUTH 10 DEGREES 04 MINUTES 34 SECONDS WEST, AND A CHORD LENGTH OF 72.58 FEET TO A POINT OF TANGENCY, THENCE SOUTH 00 DEGREES 22 MINUTES 41 SECONDS EAST, A DISTANCE OF 63.10 FEET TO A POINT, THENCE SOUTH 89 DEGREES 37 MINUTES 19 SECONDS WEST, A DISTANCE OF 125.15 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 300.00 FEET, ARC LENGTH OF 65.56 FEET, DELTA ANGLE OF 12 DEGREES 31 MINUTES 18 SECONDS, A CHORD BEARING OF SOUTH 83 DEGREES 21 MINUTES 40 SECONDS WEST, AND A CHORD LENGTH OF 65.43 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 150.00 FEET, ARC LENGTH OF 54.56 FEET, DELTA ANGLE OF 20 DEGREES 50 MINUTES 27 SECONDS, A CHORD

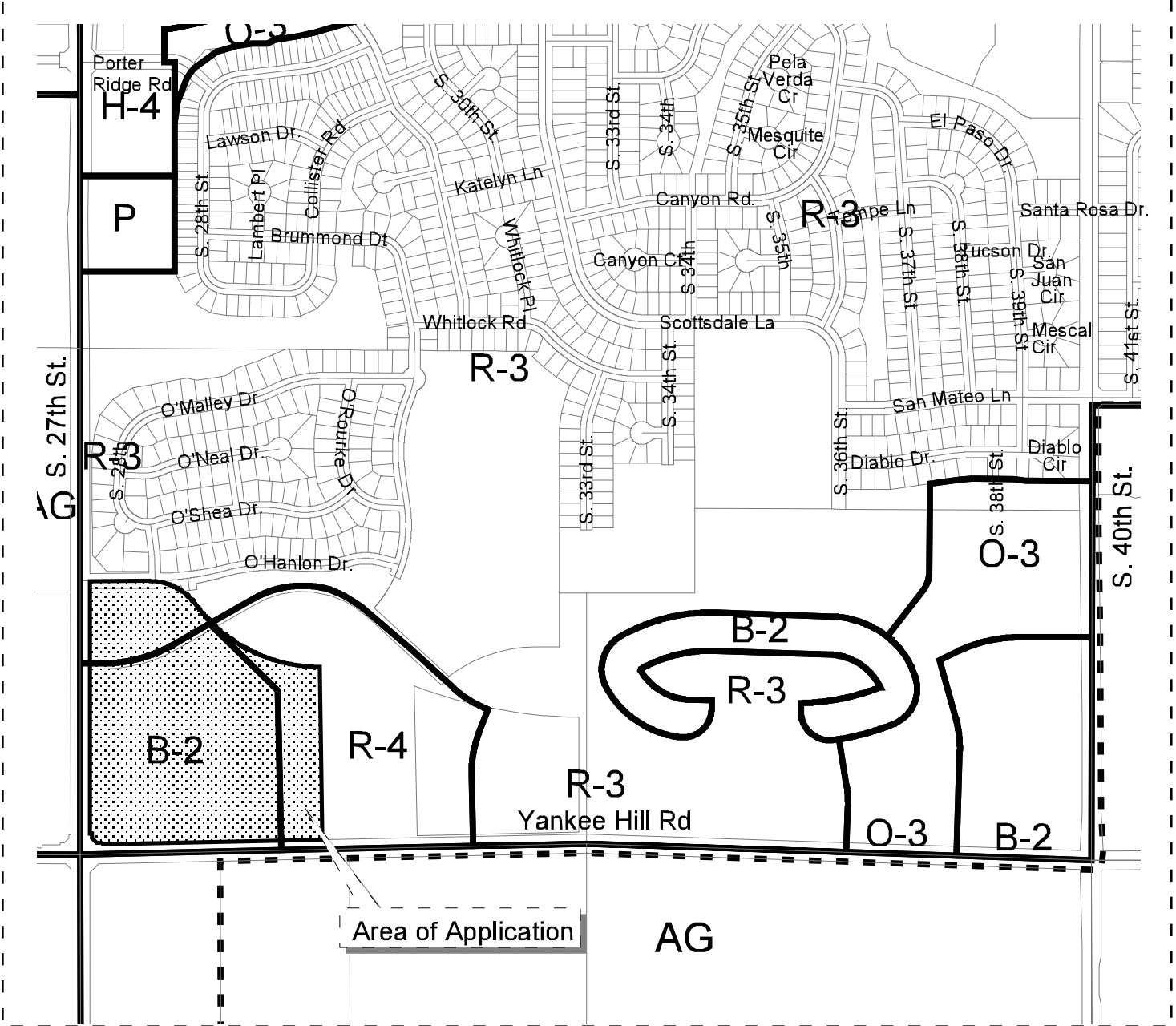
BEARING OF NORTH 35 DEGREES 06 MINUTES 36 SECONDS WEST, AND A CHORD LENGTH OF 54.26 FEET TO A POINT OF TANGENCY, THENCE NORTH 45 DEGREES 31 MINUTES 50 SECONDS WEST, A DISTANCE OF 63.92 FEET TO A POINT, THENCE SOUTH 89 DEGREES 57 MINUTES 52 SECONDS WEST, A DISTANCE OF 169.83 FEET TO A POINT, THENCE NORTH 00 DEGREES 02 MINUTES 08 SECONDS WEST, A DISTANCE OF 60.15 FEET TO A POINT, THENCE SOUTH 89 DEGREES 57 MINUTES 52 SECONDS WEST, A DISTANCE OF 450.83 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID OUTLOT "A", THENCE NORTH 00 DEGREES 02 MINUTES 08 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "A", SAID LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 399.93 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 318,969.13 SQUARE FEET OR 7.32 ACRES, MORE OR LESS.

November 28, 2001 (1:53PM)  
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**Use Permit #134**  
**Pine Lake Heights South 4th Add.**  
**27th & Yankee Hill Rd.**

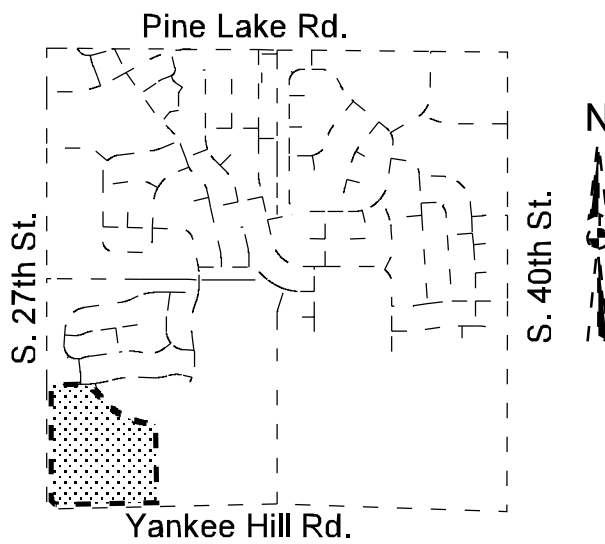
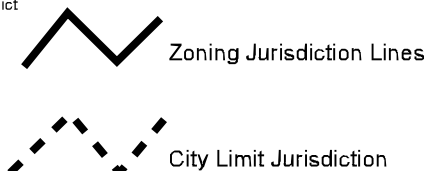




**Use Permit #134**  
**Pine Lake Heights South 4th Add.**  
**27th & Yankee Hill Rd.**

- Zoning:**
- R-1 to R-8 Residential District
  - AG Agricultural District
  - AGR Agricultural Residential District
  - R-C Residential Conservation District
  - O-1 Office District
  - O-2 Suburban Office District
  - O-3 Office Park District
  - R-T Residential Transition District
  - B-1 Local Business District
  - B-2 Planned Neighborhood Business District
  - B-3 Commercial District
  - B-4 Lincoln Center Business District
  - B-5 Planned Regional Business District
  - H-1 Interstate Commercial District
  - H-2 Highway Business District
  - H-3 Highway Commercial District
  - H-4 General Commercial District
  - I-1 Industrial District
  - I-2 Industrial Park District
  - I-3 Employment Center District
  - P Public Use District

One Square Mile  
 Sec. 19 T9N R7E



**LEGAL DESCRIPTION**  
**USE PERMIT**

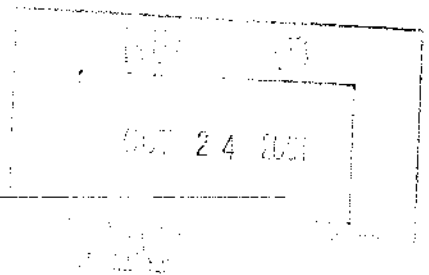
A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF O'HANLON DRIVE RIGHT-OF-WAY, A PORTION OF LOT 32 I.T., AND A PORTION OF OUTLOT "C" PINE LAKE HEIGHTS SOUTH ADDITION, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6<sup>TH</sup> P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 32 I.T., SAID POINT BEING 50.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER, AND 107.58 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER, SAID POINT BEING THE **TRUE POINT OF BEGINNING**, THENCE ALONG THE WEST LINE OF SAID LOT 32 I.T. ON A ASSUMED BEARING OF NORTH 01 DEGREES 14 MINUTES 30 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A SOUTH CORNER OF SAID LOT 32 I.T., THENCE SOUTH 88 DEGREES 45 MINUTES 30 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 32 I.T., A DISTANCE OF 22.38 FEET TO A SOUTHWEST CORNER OF SAID LOT 32 I.T., THENCE NORTH 45 DEGREES 38 MINUTES 19 SECONDS WEST ALONG A SOUTHWEST LINE OF SAID LOT 32 I.T., A DISTANCE OF 34.98 FEET TO A SOUTHWEST CORNER OF SAID LOT 32 I.T., THENCE NORTH 00 DEGREES 02 MINUTES 09 SECONDS WEST ALONG A WEST LINE OF SAID LOT 32 I.T., A DISTANCE OF 22.38 FEET TO A SOUTH CORNER OF SAID LOT 32 I.T., THENCE SOUTH 89 DEGREES 57 MINUTES 51 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 32 I.T., A DISTANCE OF 10.00 FEET TO A SOUTHWEST CORNER OF SAID LOT 32 I.T., THENCE NORTH 00 DEGREES 02 MINUTES 08 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 32 I.T., OUTLOT "C", O'HANLON DRIVE RIGHT-OF-WAY, SAID LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,322.06 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF O'HANLON DRIVE, THENCE NORTH 89 DEGREES 57 MINUTES 52 SECONDS EAST ALONG THE CENTERLINE OF O'HANLON DRIVE, A DISTANCE OF 312.00 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 300.00 FEET, ARC LENGTH OF 152.00 FEET, DELTA ANGLE OF 53 DEGREES 44 MINUTES 27 SECONDS, A CHORD BEARING OF SOUTH 63 DEGREES 09 MINUTES 55 SECONDS EAST, AND A CHORD LENGTH OF 271.18 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 800.00 FEET, ARC LENGTH OF 754.34 FEET, DELTA ANGLE OF 54 DEGREES 01 MINUTES 32 SECONDS, A CHORD


BEARING OF SOUTH 63 DEGREES 18 MINUTES 27 SECONDS EAST, AND A CHORD LENGTH OF 726.70 FEET TO A POINT, THENCE SOUTH 00 DEGREES 48 MINUTES 05 SECONDS EAST, A DISTANCE OF 904.75 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 32 I.T., THENCE SOUTH 88 DEGREES 45 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 32 I.T., SAID LINE BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,157.73 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 1,411,250.64 SQUARE FEET OR 32.40 ACRES, MORE OR LESS.

SEPTEMBER 6, 2001 (10:31AM)  
A:\USE.RTF

# M e m o r a n d u m



**To:** Brian Will, Planning

**From:**  Dennis Bartels, Engineering Services

**Subject:** Pine Lake Heights South 4th Addition Preliminary Plat and Use Permit

**Date:** October 23, 2001

**cc:** Roger Figard  
Nicole Fleck-Tooze  
Virendra Singh  
Gary Brandt  
Nick McElvain

Engineering Services has reviewed the revised use permit and preliminary plat for Pine Lake Heights South 4th located between 27th and 40th north of Yankee Hill Road and has the following comments:

1. Water - The proposed water main in South 37th Street north of Yankee Hill Road needs to be an 8" main not 6" as shown because of the commercial zoning on the east side of the street. The 16" water main in Yankee Hill Road was intended per the annexation agreement for this area to be located interior to this subdivision. Due to changed assumptions in the street system, this location may be appropriate, but the construction timing and costs need to be addressed.
2. Sanitary Sewer - The proposed sanitary sewer system is satisfactory. This includes the proposed waivers for depth and transfer of sewage from one sub-drainage basin to another.
3. Drainage - Public storm sewer easements are required to be 30' wide. Several easements are shown as 20' easements. The storm sewer on Lot 6, Block 5 can be built as a private storm sewer without an easement. However, space is needed for this storm sewer and for the potential overland flow overtop the pipe. An overland flow swale should be shown on the grading plan and a private easement to prevent the area of the pipe and drainage swale from being built over.

The storm water detention system includes off site detention west of South 27th Street. Any plat approval needs assurance that the basins can and will be built at the appropriate time of the development sequence.



4. Streets and Sidewalks - The pavement widths and right-of-way of Grainger Parkway and South 33rd needs to be a minimum of 33' wide and 66' of right-of-way. The lanes provided need to be consistent with the traffic impact study.

The plat shows O'Hanlon Drive intersecting Grainger Parkway. This is unsatisfactory due to the traffic volumes and the location and number of driveways and street intersections in this vicinity. The intersection of South 28th Street with Grainger Parkway provides a sub-standard left turn lane length. Due to potential traffic volumes at this intersection, the proximity of driveways to the commercial area on the south and the spacing of 28th from 27th, Public Works recommends designing this intersection for left-turn and right-turn in and right-turn out only from 28th to Grainger. The width of Grainger Parkway between South 33rd and South 27th is shown as 27' wide with no parking restrictions. Due to the projected traffic volumes along this street, Public Works recommends it be a minimum of 33' wide with no parking or potentially parking along one side only.

South 39th Street is an existing street on the north projecting into Lot 1, Block 1 of this subdivision. The subdivision ordinance requires this street to be projected across Lot 1, Block 1 of this subdivision. This would minimize the block length deviations required for this subdivision.

The subdivision ordinance requires urban street paving on abutting streets. The City has plans to potentially pave Yankee Hill and South 40th in the 2001-02 fiscal year. South 27th Street paving is not projected before 2007. An offsite improvement agreement is needed for projected street improvements on the abutting arterial streets to mitigate the impacts identified in the traffic study.

Sidewalks shown are satisfactory.

5. General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system and public storm sewer system has been reviewed to determine if the sizing and general method of providing service is satisfactory. Design consideration including, but not limited to, location of water main bends around curved and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant locations, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connecting storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.



INTER-DEPARTMENT COMMUNICATION

DATE October 1, 2001

TO Brian Will, City Planning

FROM Sharon Theobald  
(Ext. 7640)

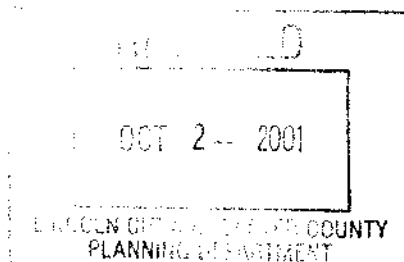
SUBJECT DEDICATED EASEMENTS  
DN #80S-33E

Attached is the Resubmitted Preliminary Plat/Use Permit/CUP for Pine Lake Heights South 4th.

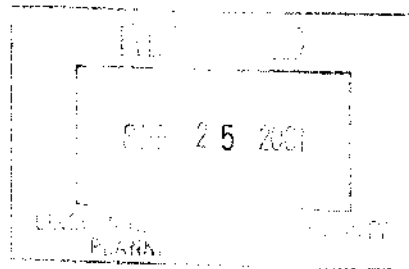
**In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.**

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map, along with blanket utility easements over the outlots. Also, please note, we have changed the dimensions of some of the easements, as indicated in red.

ST/ss  
Attachment  
c: Terry Wiebke  
Easement File



OFFICE\PO\DEDEAS.Fm



# Memo

**To: Brian Will, Planning Department**  
**From: Mark Canney, Parks & Recreation**  
**Date: September 24, 2001**  
**Re: Pine Lake Heights PP 0029**

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Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have compiled the following comments:

1. Establish grade for the trail platform. Must meet ADA standards of being no greater than 5% slope.
2. South side of O'Hanlon Drive - lots 12 & 13 - offset trail adjacent to the street to 10' separation between the trail and street.
3. Change Legacy Sugar Maple to Swamp White Oak on O'Hanlon Drive.
4. Change Snowdrift Crabapple to Donald Wyman Crabapple.
5. Change Thornless Hawthorn to Flame Amur Maple (single trunk).
6. Explore trail crossing and trail grade platform possibility under Yankee Hill Road between 33<sup>rd</sup> and 37<sup>th</sup> streets, mid-block.
7. Submit landscape plan for all medians, traffic circles and island beds for approval. Please indicate in notes on plan that cost of plant materials and future maintenance to be provided by the developer and future neighborhood association.
8. Trail easement should be 20'.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248.